



41 Arbury Place, Baldock, Hertfordshire. SG7 5FE

| Satchells





## 2 Bedroom Apartment

### £285,000 Leasehold

Satchells Estate Agents presents to market this beautifully presented first floor apartment consisting of an open plan fitted kitchen/living area, two double bedrooms, the master bedroom with en-suite. Allocated parking. Centrally located within strolling distance to the train station and the High Street. Chain free. Viewing highly recommended



- Town centre location
- Beautiful condition
- Two double bedrooms
- En-suite
- First floor
- Private parking
- Chain free
- Open plan
- Early viewings recommended
- EPC rating B. Council tax band C

**Ground Floor:****Entrance:**

Via communal front door.

**First Floor:****Hallway:**

Storage cupboard. Access to all rooms.

**Open Plan Lounge/Kitchen:**

Abt. 23' 8" x 12' 7" (7.21m x 3.84m) Two double glazed windows to front and side aspects. Wooden flooring. Radiator.

Kitchen: Range of fitted wall and base units. Overhead extractor fan. Plumbing for washing machine and dishwasher. Stainless steel sink and drainer. Boiling water tap. Built-in appliances, cooker and fridge/freezer. Wooden flooring. Radiator.

**Bedroom One:**

Double glazed windows to front aspect. Built-in wardrobes. Fitted carpets. Radiator. Leading to:

**En-Suite:**

Suite comprising low level WC, hand wash basin and glass screen shower cubicle with overhead shower. Heated towel rail. Tiled flooring.

**Bedroom Two:**

Abt. 8' 8" x 12' 2" (2.64m x 3.71m) Double glazed window to front aspect. Fitted carpets. Radiator.

**Bathroom:**

Abt 8' 0" x 7' 1" (2.44m x 2.16m) Suite comprising low level WC, hand wash basin and panelled bath with overhead shower. Heated towel rail. Tiled flooring.

**Outside:****Parking:**

Allocated parking for one car.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

### **Anti-Money Laundering:**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



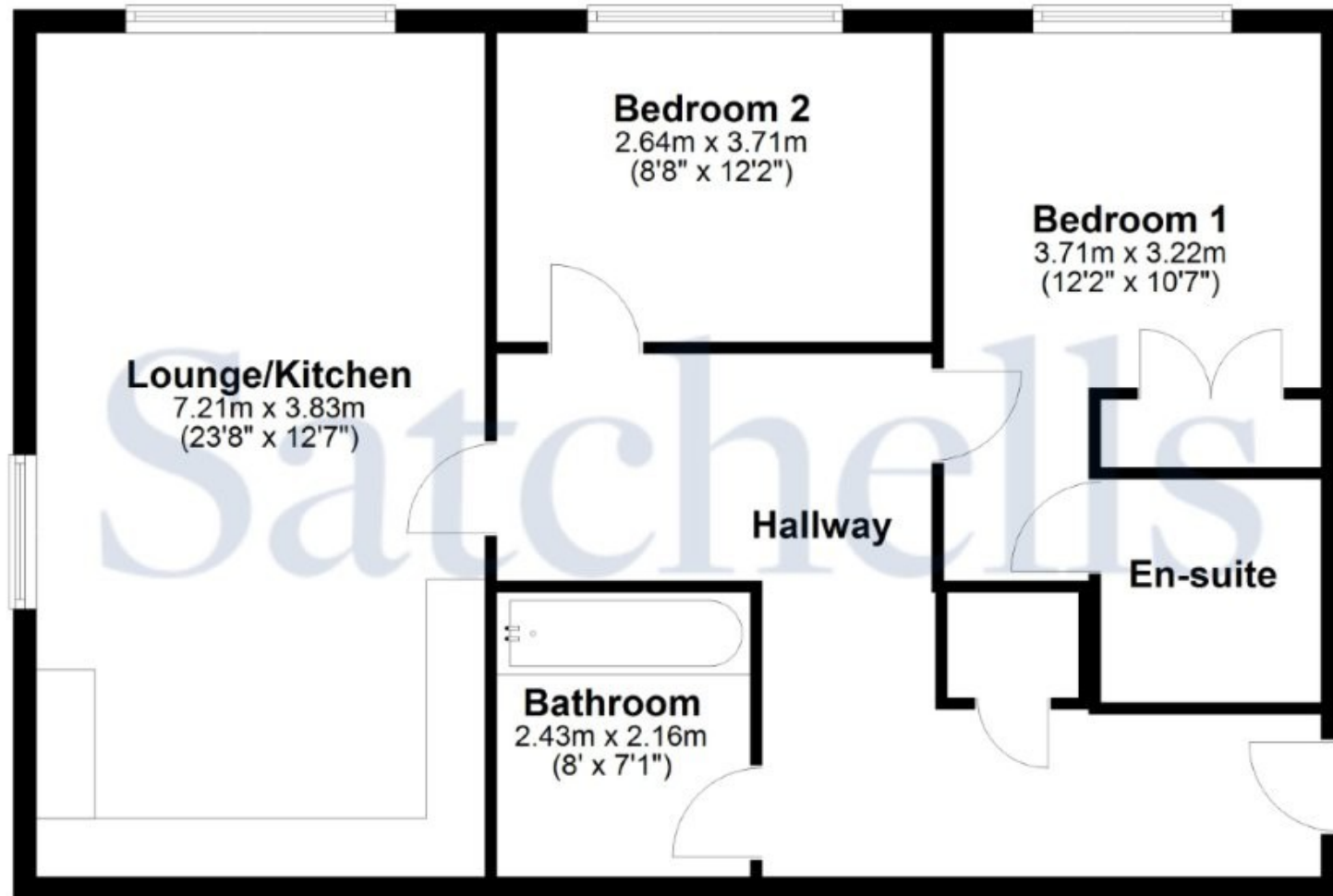




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.  
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